

1 BILL NO. R-83-11-41

2 SPECIAL ORDINANCE NO. P-117-83

3 A DECLARATORY RESOLUTION confirming,  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

12 The North 128 feet of Lots 542, 543,  
13 and 544 in Samuel Hanna's Addition,  
14 West part and the North 128 feet of  
15 West 40 feet of Lot 79 in the Ori-  
16 ginal Plat of the City of Fort Wayne,  
including the North 128 feet of the  
10 foot vacated alley between Lots  
542 and 79, all in Fort Wayne, Allen  
County, Indiana, containing approxi-  
mately 29,440 sq. ft.;

17 said property more commonly known as Northeast Corner of Main and  
18 Harrison Streets, Fort Wayne, Indiana, and with street boundaries  
19 of Main Street and Harrison Street;

20 WHEREAS, recommendations have been received from the  
21 Committee on Finance and the Department of Economic Development  
22 concerning said Resolution;

23 WHEREAS, notice of the adoption and substance of said  
24 Resolution has been published in accordance with I.C. 5-3-1 and  
25 a public hearing has been conducted on said Resolution;

26 WHEREAS, if said Resolution involves an area that has  
27 already been designated an allocation area under I.C. 36-7-14-39,  
28 the Fort Wayne Redevelopment Commission has adopted a Resolution  
29 approving the designation.

30 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
31 THE CITY OF FORT WAYNE, INDIANA:  
32

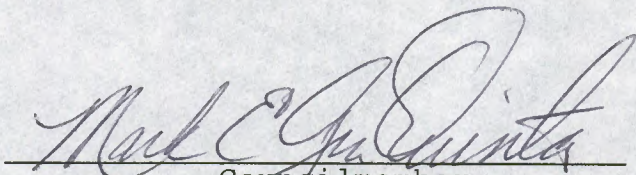


Page Two

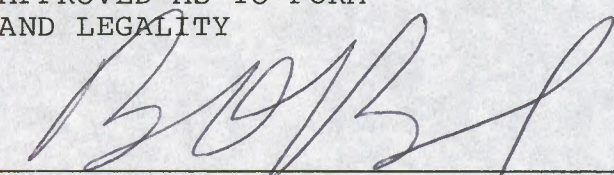
SECTION 1. That, the Resolution previously designating the above described property an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the above described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and continue for one (1) year. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney

Fox River Bond  
25% COTTON



Read the first time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Supervisors (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 13th day of December, 1983 at 7:30 o'clock P.M., E.S.T.

DATE: 11/22/83

Sandra E. Kennedy  
CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

|                    | <u>AYES</u> | <u>NAYS</u>   | <u>ABSTAINED</u> | <u>ABSENT</u> | <u>TO-WIT:</u> |
|--------------------|-------------|---------------|------------------|---------------|----------------|
| <u>TOTAL VOTES</u> | <u>9</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>BRADBURY</u>    | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>BURNS</u>       | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>EISBART</u>     | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>GiaQUINTA</u>   | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>SCHMIDT</u>     | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>SCHOMBURG</u>   | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>SCRUGGS</u>     | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>STIER</u>       | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>TALARICO</u>    | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |

DATE: 12-13-83

Sandra E. Kennedy  
- CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~) (~~APPROPRIATION~~) ORDINANCE (RESOLUTION) NO. 03-117-83 on the 13th day of December, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy

Ray A. Ebert

CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 1st day of February, 1984, at the hour of 10:00 o'clock A.M., E.S.T.

Sandra E. Kennedy  
CITY CLERK

Approved and signed by me this 1st day of February 1984, at the hour of 11:30 o'clock A.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR. - MAYOR



APPLICATION FOR CONSIDERATION FOR  
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by

JOSEPH CHRISTOFF ATTORNEY-AT-LAW  
TRUST ACCOUNT

2110 FT. WAYNE NATIONAL BANK BLDG.  
FORT WAYNE, INDIANA 46802

2143

September 2, 19 83

71-19  
749

PAY TO THE ORDER OF City of Fort Wayne Clerk

\$ 50.00

The sum of 50 Dollars & 00 Cts

DOLLARS



FOR Filing Fee - 110 Corp. + 110 Gen

PARTNERSHIP

*Joseph Christoff*

⑈002143⑈⑈⑈074900194⑈51⑈395⑈684⑈5⑈

NO. 47

19 83

RECEIVED FROM

DOLLARS

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$ 0.00

THE EFFICIENCY LINE AN AMPAD PRODUCT



17. Description of Project A two floor, 60,000 square foot high quality, energy efficient office building, will be constructed on the site in furtherance of downtown redevelopment. The building will be divided into units and either sold as condominiums or leased. It will enable individual ownership to office and restricted commercial tenants in a complex of this type for the first time in downtown Fort Wayne.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? September, 1983
- (b) When is completion expected? Fall of 1984
19. Cost of project (not including land cost) \$3,080,000.00
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? Approximately 240
- (b) What kind of work will employees be engaged in? Office
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? Approximately 50
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) Resurfacing of east-west alley between Landing and Main Street, from Harrison to Calhoun Street.
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Subject real estate is part of an Urban Renewal Project area
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? Yes, the project involves the construction of a 60,000 square foot office building with extensive landscaping on a vacant lot in downtown Fort Wayne.
- (b) Will the project improve or replace a deteriorated or obsolete structure? No; such structures have already been demolished by the Redevelopment Commission



(c) Will the project preserve a historically or architecturally significant structure? No

(d) Will the project contribute to the conservation and/or stability of a neighborhood? No

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Yes, the office building will be constructed consistent with the character and scale of the existing structures within the block and on the landing, with provisions made for extensive landscaping.

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

           Yes       X       No

25. Financing on Project

What is the status of financing connected with the project?  
Construction loan has been approved by Fort Wayne National Bank.

I hereby certify that the information and representations on this Application are true and complete.

110 CORPORATION

By:

Joseph Christoff  
Signature(s) of Owner(s)  
Joseph Christoff, Vice President & General Partner  
(property being acquired by contract with  
Fort Wayne Redevelopment Commission)

Date

Sept 2, 1983

FORT WAYNE, IND.

**FILED**

SEP 01 1983

SANDY KENNEDY  
CITY CLERK

FORT WAYNE, IND.  
**RECEIVED**

SEP. 01 1983

SANDY KENNEDY  
CITY CLERK



BILL NO. R-83-11-41

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
ORDINANCE A DECLARATORY RESOLUTION confirming, the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

*Mark E. Giaquinta*

JAMES S. STIER, VICE CHAIRMAN

*James S. Stier*

JANET G. BRADBURY

*Janet G. Bradbury*

SAMUEL J. TALARICO

*Samuel J. Talarico*

DONALD J. SCHMIDT

*Donald J. Schmidt*

CONCURRED IN 2-1-84  
SANDRA E. KENNEDY, CITY CLERK





# The City of Fort Wayne

November 22, 1983

Ben Eisbart, President  
Fort Wayne Common Council  
One Main Street  
Fort Wayne, IN 46802

Re: Tax Abatement Application For 110 Corporation and 110 General Partnership

Mr. Eisbart:

On September 2, 1983, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at the N.E. corner of Main and Harrison Streets as an Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

## Action

The Department of Economic Development conducted a staff review of the project on November 21, 1983. A formal review of the site and an interview with Mr. Joe Christoff was conducted.

## Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

The north 128 feet of Lots 542, 543 and 544 in Samuel Hanna's Addition, west part and the north 128 feet of the west 40 feet of Lot 79 in the original plat of the City of Fort Wayne, including the north 128 feet of the 10 foot vacated alley between lots 549 and 79, all in Fort Wayne, Allen County Indiana, containing approximately 29,440 sq. ft.

as an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.



Ben Eisbart  
November 22, 1983  
Page 2

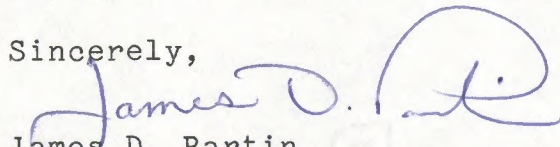
Rationale

The above stated recommendation is based upon the following rationale:

1. lack of development due to cessation of growth, age obsolescence, and substandard building in the downtown area
2. effective utilization of vacant land
3. neighborhood conservation and redevelopment of downtown Fort Wayne;
4. increase of employment by 50 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,

A handwritten signature in blue ink, appearing to read "James D. Partin". The signature is stylized with a large, looping initial "J" and a distinct "P".

James D. Partin  
Business Planning Specialist  
Department of Economic Development

hjk





# The City of Fort Wayne

November 23, 1983

Ms. Mary Gabet  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Gabet:

Please give the attached full coverage on the date of November 26, 1983, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Resolution Nos. R-83-11-35 &  
R-83-11-36  
Revitalization Area

Resolution Nos. R-83-11-38 &  
R-83-11-37  
Revitalization Area

Resolution Nos. R-83-11-39 &  
R-83-11-40  
Revitalization Area

Resolution Nos. R-83-11-42 &  
R-83-11-41  
Revitalization Area

Please send us 4 copies of each of the above the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely,

Sandra E. Kennedy  
City Clerk

SEK/ne

ENCL: 4

An Equal Opportunity Employer  
One Main Street, Fort Wayne, Indiana 46802



Notice of Public Hearing

Fort Wayne

Common Council

(Resolutions No. R-83-11-42 and R-83-11-41)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on November 22, 1983 designating property at Northeast corner of Main date address and Harrison - Ft. Wayne, IN. an Economic Revitalization Area.

A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 13, 1983, 7:30 P.M. date, time & place Room 128, City-County Bldg. -Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

---

Sandra E. Kennedy  
City Clerk



**Fort Wayne Common Council**  
(Governmental Unit)

To.....**JOURNAL-GAZETTE**.....Dr......**Allen**.....County, Ind......**FORT WAYNE, INDIANA**.....**PUBLISHER'S CLAIM****LINE COUNT**

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

423229**COMPUTATION OF CHARGES**

29 lines, 1 columns wide equals 29 equivalent lines at .215¢ \$ 6.24  
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) **2 extra** 1.00

TOTAL AMOUNT OF CLAIM.

\$ 7.24**DATA FOR COMPUTING COST**

Width of single column 9.6 picas

Size of type.....6.....pointNumber of insertions.....1.....Size of quad upon which type is cast.....6.....

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date **Nov. 26**, 19 **83**Title.....**CLERK**.....

Form 904

**PUBLISHER'S AFFIDAVIT**State of Indiana  
ALLEN County SS:Personally appeared before me, a notary public in and for said county and state, the undersigned.....**Drusilla Roose**.....who, being duly sworn, says that she is.....**CLERK**.....of the**JOURNAL-GAZETTE**a.....**DAILY**.....newspaper of general circulation printed and published in the English language in the city of.....**FORT WAYNE, INDIANA**.....townin state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for.....**one time**.....the dates of publication being as follows:**11/26/83**Subscribed and sworn to me before this **26th** day of **November**, 19 **83**

Notary Public

My commission expires **November 29, 1985**

Notice of Public Hearing  
Fort Wayne Common Council  
(Resolutions No. R-83-11-42  
and R-83-11-41)  
Notice is hereby given that the  
Common Council of the City of Fort  
Wayne, Indiana, approved a Resolu-  
tion on November 22, 1983 desig-  
nating property at Northeast corner  
of Mein and Harrison, Ft. Wayne, IN  
an Economic Revitalization Area. A  
description of the affected area can  
be inspected in the County Asses-  
sor's Office.  
Common Council will conduct a  
public hearing on whether the above  
described resolution should be con-  
firmed, modified and confirmed or  
rescinded on Tuesday, December  
13, 1983, 7:30 p.m., Room 128,  
City-County Bldg., Fort Wayne, IN. If  
confirmed, said designation shall  
continue for one (1) year after  
confirmation.  
All interested persons are invited  
to attend and be heard at the public  
hearing.  
Sandra E. Kennedy  
City Clerk



## Fort Wayne Common Council

(Governmental Unit)

To.....NEWS-SENTINEL.....Dr.

Allen

County, Ind

FORT WAYNE, INDIANA

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

4

Head number of lines

23

Body number of lines

2

Tail number of lines

29

Total number of lines in notice

## COMPUTATION OF CHARGES

29 lines, 1 columns wide equals 29 equivalent lines at .215¢, 6.24  
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM

7.24

## DATA FOR COMPUTING COST

Width of single column 9.6 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast. 6

Pursuant to the provision and penalties of Ch. 89, Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Nov. 26 19 83

Title CLERK

Form 903

## PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that she is CLERK of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA town

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

11/26/83

Subscribed and sworn to me before this 26th day of November 19 83

November 29, 1985

My commission expires

Notice of Public Hearing  
Fort Wayne Common Council  
(Resolutions No. R-83-11-42  
and R-83-11-41)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on November 22, 1983 designating property at Northeast corner of Main and Harrison, Ft. Wayne, IN an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified or confirmed or rescinded on Tuesday, December 13, 1983, 7:30 p.m., Room 128, City-County Bldg., Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk

11-26



RESOLUTION NO. 83-63

RESOLUTION OF FORT WAYNE REDEVELOPMENT  
COMMISSION, GOVERNING BODY OF CITY OF  
FORT WAYNE DEPARTMENT OF REDEVELOPMENT  
APPROVING DESIGNATION OF AN ECONOMIC  
REVITALIZATION AREA

---

WHEREAS, the Fort Wayne Redevelopment Commission  
conveyed the following described property to the 110 Partnership:

The North 128 feet of Lots 542, 543, and  
544 in Samuel Hanna's Addition, West part  
and the North 128 feet of West 40 feet of  
Lot 79 in the Original Plat of the City  
of Fort Wayne, including the North 128  
feet of the 10 foot vacated alley between  
Lots 542 and 79, all in Fort Wayne, Allen  
County, Indiana, containing approximately  
29,440 sq. ft.;

and,

WHEREAS, the above described property is located within  
the West Main Street Urban Renewal Project, Amended; and

WHEREAS, the 110 Partnership has requested City Council  
to designate the above described property as an Economic  
Revitalization Area, and

WHEREAS, regulations require that the Redevelopment Commission  
approve or disapprove the designation of properties located  
within an Urban Renewal Project as an Economic Revitalization  
Area.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne  
Redevelopment Commission, Governing Body of City of Fort Wayne,  
Department of Redevelopment that:

- 1) The designation by City Council of the  
property sold to 110 Partnership located  
at Main and Harrison Streets as an Economic  
Revitalization is hereby approved.

APPROVED: December 12, 1983